



City of Coppell, Texas

255 Parkway Boulevard
Coppell, Texas
75019-9478

Meeting Agenda - Final Planning & Zoning Commission

Thursday, June 18, 2015

6:00 PM

255 Parkway Blvd.

Commissioner Edmund Haas
(CHAIR)

Commissioner Glenn Portman
(VICE CHAIR)

Commissioner Sue Blankenship

Commissioner Ed Darling

Commissioner George Williford

Commissioner Vijay Sarma

Commissioner Doug Robinson

...

Notice is hereby given that the Planning & Zoning Commission of the City of Coppell, Texas will meet in pre-session at 6:00 p.m. and in regular session at 6:30 p.m. on Thursday, June 18, 2015, to be held at Coppell Town Center, Council Chambers located at 255 Parkway Boulevard, Coppell, Texas.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

The purpose of the meeting is to consider the following items:

Pre-Session (Open to the Public) 1st Floor Conference Room

1. Briefing on the Agenda.

Regular Session (Open to the Public)

2. Call To Order.

3. Consider approval of the minutes for May 21, 2015.
ATTACHMENT - EXHIBIT A 'Public Hearing Comments'.

Attachments: [Minutes for May 21, 2015.pdf](#)

[Citizen Comments](#)

4. PUBLIC HEARING:
Consider approval of the Old Town Addition, Lots 1-11 & 1X, Block H, Replat, being a replat of Lots 5R-9R, Block D, into 11 residential lots, a common area lot and to adjust the lot size of Lot 5R on approximately

1.7 acres of property located at the northeast corner of Hammond Street and Travis Street at the request of Greg Yancey, Main Street Coppell, Ltd.

STAFF REP.: Matt Steer

Attachments: [Staff Report.pdf](#)

[Replat.pdf](#)

5.

CONTINUED PUBLIC HEARING:

Consider approval of Case No. PD-213R3-H, Lost Creek PH II, a zoning change request from PD-213R2-H (Planned Development-213 Revision 2-Historic) to PD-213R3-H (Planned Development-213 Revision 3-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow three (3) residential/retail units on 0.344 acres of property located at the south east corner of S. Coppell Road and Heath Lane at the request of Mark Haas, being represented by Jason Rose, J. Rose Architects.

STAFF REP.: Gary Sieb

Attachments: [Staff Report .pdf](#)

[1. Building Elevations \(2 Sheet A-1, 2\).pdf](#)

[2. Site Plan.pdf](#)

[4. Landscape Plan.pdf](#)

[5. Landscape Details \(Sheet L2\) Not Needed.pdf](#)

[6. Planting Specifications \(Sheet L3\) Not Needed.pdf](#)

[7. Turf Specifications \(Sheet L4\) Not Needed.pdf](#)

[9. Staff Generated Plan .pdf](#)

[10. Staff Letter dated May 14th .pdf](#)

[11. Letter from abutting property owner.pdf](#)

[12. Aerial Photo of Property.pdf](#)

6.

PUBLIC HEARING:

Consider approval of a TEXT AMENDMENT, to Chapter 12, of the Comprehensive Zoning Ordinance to revise: Article 34, Division 1, Section 12-34-7 - "General Standards, Table 1", to revise the Plant Palette & Division 2 - "Tree Preservation Requirements", to revise Section 12-34-2-4, "Definitions"; Section 12-34-2-11, "Tree Removal Permit" & Section 12-34-2-12, "Protected Tree Replacement".

STAFF REP.: Matt Steer/John Elias

Attachments: [Staff Report.pdf](#)

[1. Draft Changes to the Zoning Ordinance.pdf](#)

[2. Plant Palette Survey w Updated Comments.pdf](#)

7.

PUBLIC HEARING:

Consider approval of a text amendment to Chapter 12, of the Comprehensive Zoning Ordinance to repeal Article 26 - "Mixed Use District Regulations", Sections 12-26-0 through 12-26-10, including any

and all illustrations or figures in its entirety.

STAFF REP.: Gary Sieb/Marcie Diamond

Attachments: [Staff Report.pdf](#)

[1. Written responses.pdf](#)

[2. Ordinance 91500-A-642 .pdf](#)

8. Update on Council action for planning agenda items on June 9, 2015:

A. An Ordinance for Case No. PD-258R-SF, Villas of Southwestern, a zoning change from PD-258-SF (Planned Development-258-Single Family) to PD-258R-SF (Planned Development-258 Revised-Single Family), to amend the development regulations to allow one stucco home located at 822 Mango Court.

B. An Ordinance for Case No. PD-263R2-SF-9, The Preserve at Oak Grove, a zoning change from PD-263R-SF-9 (Planned Development-263 Revised-Single Family-9) to PD-263R2-SF-9 (Planned Development-263 Revision 2-Single Family-9), to attach a revised tree preservation/mitigation plan on 3.56 acres of property zoned for nine (9) single-family lots to be located at the extension of Oak Grove Lane.

C. An Ordinance for Case No. PD-280-R, Verizon, a zoning change from R (Retail) to PD-280-R (Planned Development-280-Retail), to allow an 80-foot telecommunication tower, antenna and facilities to be located 1005 E. Sandy Lake Road.

D. An Ordinance for Case No. S-1260-C, Urban Air, a zoning change from C (Commercial) to S-1260-C (Special Use Permit-1260 -Commercial), to allow a 28,342-square-foot indoor commercial amusement center use at 110 W. Sandy Lake Road, Suite 160.

E. An Ordinance for Case No. PD-250R20-H, Old Town Addition (Main St), PH III, a zoning change from PD-250R8-H (Planned Development-250 Revision 8-Historic) to PD-250R20-H (Planned Development-250 Revision 20-Historic), to amend the Concept Plan and attach a Detail Site Plan to allow the development of 11 single-family lots fronting Hammond Street, one common area lot (access and utility easement) and to revise the development conditions on three retail lots fronting W. Main Street on approximately 2.1 acres of property located at the northeast corner of Hammond Street and Travis Street.

F. The Red Hawk Addition, Lots 3R & 5R, Block B, Replat, being a replat of Lots 3, 4 & 5, Block B, into two lots to allow the construction of one single-family home on 10,713 square feet of property (formally 330-334 Devon Drive) and to replat Lot 5 (326 Devon Drive) to increase to 8,732 square feet.

G. The Westhaven PH IIB, Final Plat, to permit the development of 67 residential lots and two (2) common area lots on 12.58 acres of property located south of S.H. 121, approximately 550 feet west of Magnolia Park.

9. Director's Comments.

Adjournment.

This agenda was posted on the City of Coppell bulletin board at Town Center on this _____ day of _____, 2015 at _____ by _____.

Juanita A. Miles

...

PUBLIC NOTICE STATEMENT FOR ADA COMPLIANCE

The City of Coppell acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. Thus, in order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to the City of Coppell-sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Vivyon V. Bowman, ADA Coordinator, or other designated official at (972) 304-3699, or TDD 1-800-RELAY TX, (1-800-735-2989).